

**CITY OF ROCKLIN  
MINUTES OF THE PLANNING COMMISSION MEETING**

September 15, 2009  
Rocklin Council Chambers  
Rocklin Administration Building  
3970 Rocklin Road  
([www.rocklin.ca.us](http://www.rocklin.ca.us))

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1. Meeting Called to Order at 6:30 p.m.
2. Pledge of Allegiance was lead by Commissioner Coleman.
3. Roll Call

Commissioner Shirhall, Chairman  
Commissioner Sully, Vice Chairman  
Commissioner Coleman  
Commissioner McKenzie  
Commissioner Menth

Others Present:

Laura Webster, Senior Planner  
David Mohlenbrok, Senior Planner  
Dara Dungworth, Associate Planner  
Crystal Hodgson, Deputy City Attorney  
Larry Wing, City Engineer  
Candace Johnson, Planning Commission Secretary

About 6 others

4. Minutes – The minutes of September 1, 2009 were approved as submitted.
5. Correspondence - None
6. Citizens Addressing the Commission on Non Agenda Items - None

**Scheduled Items:**

7. **SUNSET LONETREE PHASE III (LES SCHWAB TIRES)  
DESIGN REVIREW, DR-2009-01  
CONDITIONAL USE PERMIT, U-2009-01  
TENTATIVE PARCEL MAP, DL-2009-02  
BORGES ARCHITECTURAL GROUP, INC.**

Cont'd from 7/7/09

This application is a request for approval of design review, conditional use permit, and tentative parcel map entitlements to allow the construction of five new buildings and the operation of a light automobile repair shop in the Sunset West Commercial Center, also known as "Sunset Lonetree" – a portion of Rocklin Corporate Center.



The subject property is generally located 200 feet southwesterly of the intersection of Sunset Boulevard and Lone Tree Boulevard. AP # 017-284-002 & -003.

The property is zoned Planned Development Business Professional/Commercial (PD-BP/C). The General Plan designation is Retail Commercial (RC).

Notice is hereby given that the City of Rocklin has determined that the Mitigated Negative Declaration approved via City Council Resolution No. 2003-58 for the Rocklin Corporate Center adequately analyzed the potential impacts of development on this site and therefore no additional environmental review is required for this project.

The project site is not on any of the lists enumerated under Section 65962.5 of the Government Code related to Hazardous Waste.

The applicant is Borges Architectural Group, Inc. The property owner is Eureka Development Company, LLC.

Dara Dungworth presented the staff report. Ms Dungworth noted that there were some repealed sheets in Exhibit A that would be removed. She also suggested that the words "from the public right-of-way" be added to Condition 9A after the words "are visible".

The Commission had questions for staff regarding the following:

1. Wording of condition regarding parapet walls. Confirmation was requested that the word "finished" included an appropriate an appropriate return depth on the side view of the parapet.
2. Application of parapet wall conditions to all buildings. Staff confirmed that the condition would apply to all buildings.

Applicant, Lane Borges, Borges Architectural Group, addressed the Commission and indicated that they were in agreement with staff's recommendations.

The Commission had no questions for the Applicant.

The hearing was opened to the public for their comments.  
There being none, the hearing was closed.

#### **Commission Deliberation/Discussion:**

Commissioner Coleman stated that he liked project and appreciated the applicant's attention to the Commission's concerns with design, conditions and hours of operation and based upon those changes and staff's findings he supports the project.

Commissioner Sully stated that she concurs with Commissioner Coleman and that she felt that the applicant took the Commission's recommendations into consideration and came back with a much better project. She stated that she agreed with the conditions regarding outside work and she would approve the project.

Commissioner Menth stated that he concurs with Commissioner Coleman and Commissioner Sully. He stated that he felt that Les Schwab tires is a good neighbor, that the project was attractive and that the Commission's concerns had been addressed. He supports the project.

Commissioner McKenzie stated that he concurs with his fellow Commissioner's comments and that the design elements added to buildings I and K work well with the project. He stated he supports the addition of the condition regarding outdoor work. He stated that he felt that the parcel map is consistent with zoning, the map act, the Rocklin Municipal Code, and that the CEQA requirements have been met. He felt that the conditional use permit is also consistent with zoning and surrounding uses and is in favor of the project.

Commissioner Shirhall concurred with the rest of the Commission and staff's findings and conclusions and called for a motion.

On a motion by Commissioner Menth and seconded by Commissioner Sully, RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN APPROVING A MODIFICATION OF A DESIGN REVIEW (Sunset Lonetree Phase III / DR-2009-01) was approved by the following vote:

Roll Call Vote:

AYES: Commissioners Menth, Sully, Coleman, McKenzie and Shirhall  
NOES: None  
ABSENT: None  
ABSTAIN: None

Motion carried: 5/0

On a motion by Commissioner Menth and seconded by Commissioner Sully, RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN APPROVING A CONDITIONAL USE PERMIT (Sunset Lonetree Phase III / U-2009-01) was approved by the following vote :

Roll Call Vote:

AYES: Commissioners Menth, Sully, Coleman, McKenzie and Shirhall  
NOES: None  
ABSENT: None  
ABSTAIN: None

Motion carried: 5/0

On a motion by Commissioner Menth and seconded by Commissioner Sully, RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN APPROVING A TENTATIVE PARCEL MAP (Sunset Lonetree Phase III / DL-2009-02) was approved by the following vote :

Roll Call Vote:

AYES: Commissioners Menth, Sully, Coleman, McKenzie and Shirhall  
NOES: None  
ABSENT: None  
ABSTAIN: None

Motion carried: 5/0

**10. Reports and Discussion Items from Planning Commissioners**

- a. Paint booth and trailer on Pebble Creek Drive.
- b. Hertz trucks at Ace Hardware.

**11. Reports from City Staff**

- a. Mowry Appeal to City Council

**12. Adjournment**

There being no further business brought before the Commission, the meeting was adjourned at 6:46 p.m.

Respectfully submitted,



Candace Johnson  
Planning Commission Secretary